

**ASSEMBLY, No. 1863**

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**STATE OF NEW JERSEY**

**219th LEGISLATURE**

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PRE-FILED FOR INTRODUCTION IN THE 2020 SESSION

**Sponsored by:**

**Assemblywoman HOLLY T. SCHEPISI**

**District 39 (Bergen and Passaic)**

**Co-Sponsored by:**

**Assemblyman Rumpf, Assemblywoman Gove, Assemblymen Clifton,  
Auth, Space and Wirths**

**SYNOPSIS**

Increases maximum municipal percentage of affordable fair share housing satisfied by age-restricted units to 50 percent.

**CURRENT VERSION OF TEXT**

Introduced Pending Technical Review by Legislative Counsel.



1    **AN ACT** concerning age-restricted affordable housing units and  
2       supplementing Title 45 of the Revised Statutes.

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4       **BE IT ENACTED** *by the Senate and General Assembly of the State*  
5 *of New Jersey:*

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7       1. Notwithstanding any law, rule, or regulation to the contrary,  
8 the maximum percentage of a municipality's affordable fair share  
9 housing obligation which the municipality may meet by age-  
10 restricted units shall be 50 percent.

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12       2. This act shall take effect immediately.

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STATEMENT

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17       This bill would establish the maximum percentage of a  
18 municipality's affordable fair share housing obligation which may  
19 be met by age-restricted units in a municipality at 50 percent. The  
20 Council on Affordable Housing adopted its third-round regulations,  
21 since partially invalidated by the courts, that reduced the percentage  
22 from 50 percent to 25 percent.